GRAPHIC SCALE

300 0 150 300 600

( IN FEET )
1 inch = 300 ft.

## SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO ( RAINS COUNTY ABSTRACT & TITLE AND CY-TX, L.L.C. ), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 1510379 THAT, THIS SURVEY AND THE DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY; SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION; ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED ON THE DATE OF THE SURVEY, THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN AND ARE LOCATED WITHIN THE BOUNDARIES THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS SHOWN; THE SURVEY SHOWN HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 2ND DAY OF APRIL 2015

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

STATE OF TEXAS REGISTERED BRIAN GALLIA 5569 PROFESSIONAL LAND SURVEYOR

## PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF RAINS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. R. TAYLOR SURVEY, ABSTRACT NO. 228, RAINS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND KNOWN AS BEING DESCRIBED IN DEED TO C. F. DOWELL, RECORDED IN VOLUME 101, PAGE 285, DEED RECORDS, RAINS COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO CAMPBELL FRANKLIN DOWELL, RECORDED IN VOLUME 90, PAGE 72, DEED RECORDS, RAINS COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID DOWELL TRACT (VOLUME 101, PAGE 285) AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO COUNTRY HAVEN, LTD., RECORDED IN VOLUME 520, PAGE 605, REAL RECORDS, RAINS COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 14 MINUTES 40 SECONDS EAST, WITH SAID RECOGNIZED NORTH LINE DOWELL TRACT (VOLUME 101, PAGE 285), A DISTANCE OF 2365.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO H. D. POTTS, RECORDED IN VOLUME 388, PAGE 23, REAL RECORDS, RAINS COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID DOWELL TRACT (VOLUME 101, PAGE 285) AND THE APPARENT SOUTHEAST CORNER OF SAID HAVEN TRACT;

THENCE SOUTH 00 DEGREES 14 MINUTES 36 SECONDS EAST, WITH THE RECOGNIZED EAST LINE OF SAID DOWELL TRACT (VOLUME 101, PAGE 285), A DISTANCE OF 4972.52 FEET TO A 60D NAIL FOUND NEAR THE CENTER OF COUNTY ROAD 4530 FOR CORNER, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MARVIN HENSON, MARY SUTTON, WILLIAM HENSON, AND LEAH HENSON, RECORDED IN VOLUME 580, PAGE 618, REAL RECORDS, RAINS COUNTY, TEXAS AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DONNA ARNOLD, RECORDED IN VOLUME 578, PAGE 686, REAL RECORDS, RAINS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 11 MINUTES 32 SECONDS EAST, WITH SAID COUNTY ROAD, A DISTANCE OF 461.51 FEET TO A POINT NEAR THE CENTER OF COUNTY ROAD 4530 FOR CORNER, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF SAID ARNOLD TRACT, AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO HOLLY HUDGENS NESLER, RECORDED IN VOLUME 566, PAGE 486, REAL RECORDS, RAINS COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 77 DEGREES 14 MINUTES 28 SECONDS EAST – 4.97 FEET FOR WITNESS AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 88 DEGREES 52 MINUTES 37 SECONDS WEST – 4.92 FEET FOR WITNESS;

THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS WEST, WITH SAID COUNTY ROAD, A DISTANCE OF 1564.46 FEET TO A POINT NEAR THE CENTER OF COUNTY ROAD 4530 FOR CORNER, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JERRY AND HOLLY NESLER RECORDED IN VOLUME 336, PAGE 155, REAL RECORDS, RAINS COUNTY, TEXAS, AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LEONARD EUGENE JEZ, RECORDED IN VOLUME 171, PAGE 526, DEED RECORDS, RAINS COUNTY, TEXAS, FROM WHICH A 1 INCH IRON PIPE FOUND BEARS NORTH 64 DEGREES 53 MINUTES 53 SECONDS EAST – 23.26 FEET FOR WITNESS;

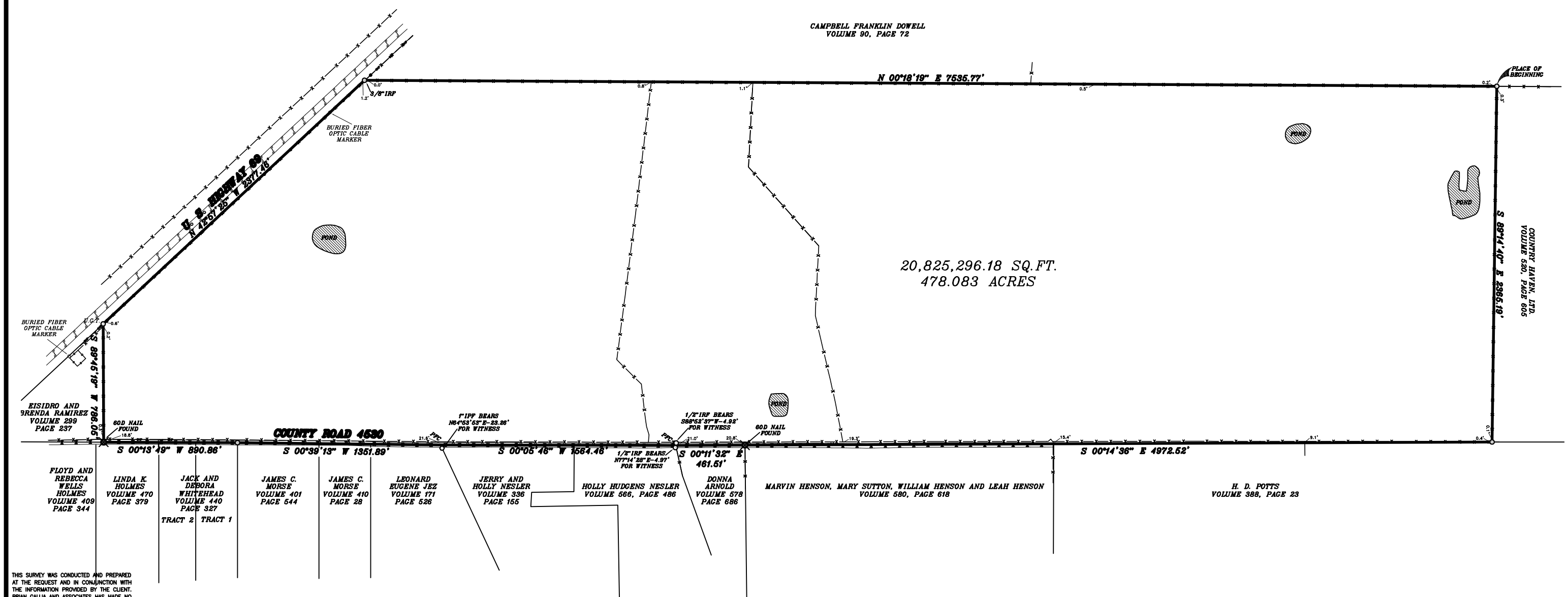
THENCE SOUTH 00 DEGREES 39 MINUTES 13 SECONDS WEST, WITH SAID COUNTY ROAD, A DISTANCE OF 1351.89 FEET TO A 1/2 INCH IRON ROD FOUND NEAR THE CENTER OF COUNTY ROAD 4530 FOR CORNER, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JAMES C. MORSE, RECORDED IN VOLUME 401, PAGE 544, REAL RECORDS, RAINS COUNTY, TEXAS, AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JACK AND DEBORA WHITEHEAD (TRACT 1), RECORDED IN VOLUME 440, PAGE 327, REAL RECORDS, RAINS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 13 MINUTES 49 SECONDS WEST, WITH SAID COUNTY ROAD, A DISTANCE OF 890.86 FEET TO A 60D NAIL FOUND NEAR THE CENTER OF COUNTY ROAD 4530 FOR CORNER, SAID POINT BEING IN THE RECOGNIZED EAST LINE OF SAID DOWELL TRACT (VOLUME 101, PAGE 285), IN THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO LINDA K. HOLMES, RECORDED IN VOLUME 470, PAGE 379, REAL RECORDS, RAINS COUNTY, TEXAS, THE APPARENT NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO EISIDRO AND BRENDA RAMIREZ, RECORDED IN VOLUME 299, PAGE 237, REAL RECORDS, RAINS COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 45 MINUTES 19 SECONDS WEST, WITH THE APPARENT NORTH LINE OF SAID RAMIREZ TRACT, A DISTANCE OF 786.05 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY 69 FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT NORTHWEST CORNER OF SAID RAMIREZ TRACT;

THENCE NORTH 42 DEGREES 57 MINUTES 25 SECONDS WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 2377.46 FEET TO A 3/8 INCH IRON ROD FOUND IN THE RECOGNIZED WEST LINE OF SAID DOWELL TRACT (VOLUME 101, PAGE 285) FOR CORNER, SAID POINT BEING IN THE MOST WESTERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND IN THE APPARENT EAST LINE OF SAID DOWELL TRACT (VOLUME 90, PAGE 72);

THENCE NORTH 00 DEGREES 18 MINUTES 19 SECONDS EAST, WITH THE RECOGNIZED WEST LINE OF SAID DOWELL TRACT (VOLUME 101, PAGE 285), A DISTANCE OF 7535.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 20,825,296.18 SQUARE FEET OR 478.083 ACRES OF LAND.




THIS SURVEY WAS CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. BRIAN GALLIA AND ASSOCIATES HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.
ALWAYS CALL BEFORE YOU DIG, DIAL 811
(TEXAS EXCAVATION SAFETY SYSTEM)

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48379C0010D THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS ARE BASED ON GPS OBSERVATION: NAD-83, TEXAS NORTH CENTRAL ZONE, U.S. FEET. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

NOTE: THE SURVEY PLAT SHOWN HEREON IS IN FACT A "SURVEY" OF THE PROPERTY AND DEPICTS ALL IMPROVEMENTS, BOUNDARIES, ROADS, APPARENT EASEMENTS AND THE RELATIONSHIP OF THE PROPERTY TO SURROUNDING TRACTS OF LAND.

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT APPEAR TO AFFECT THE ABOVE DESCRIBED PROPERTY.
VOLUME 86, PAGE 405
VOLUME 146, PAGE 431

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

### LEGEND

BRICK
COVERED AREA
CONCRETE
WOOD DECK
STONE
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING

IRF/IRS- IRON ROD FOUND/SET
MAIL FOUND/SET
1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
1/2" IRON ROD SET
1" IRON PIPE FOUND
MONUMENT FOUND
"X" FOUND/SET
LP -LIGHT POLE
GUY WIRE
CHAIN LINK FENCE
WOOD FENCE
BARBED/WIRE
METAL FENCE
PIPE FENCE
WATER LINE
GAS LINE
ELECTRIC METER
OHP—OHP OVERHEAD POWER LINE

D&UE- DRAINAGE & UTILITY EASEMENT
BL- BUILDING LINE/SET BACK LINE
-POWER POLE
PFC-POINT FOR CORNER
ROW- RIGHT-OF-WAY
EASM'T- EASEMENT
AC- AIR CONDITIONING
PE- POOL EQUIPMENT
UGT-UNDERGROUND TELEPHONE
CATV-UNDERGROUND CABLE TV
TRANS-ELECTRIC TRANSFORMER


~BRIAN GALLIA & ASSOCIATES~
PROFESSIONAL LAND SURVEYING SERVICES
8877 COUNTY ROAD 3609
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com


JOB NO. 1501181-1 CAD. TECH. J.L.M.

# SURVEY PLAT

U. S. HIGHWAY 69

A. R. TAYLOR SURVEY, ABSTRACT NO. 228

RAINS COUNTY, TEXAS